

BOARD OF APPEAL REFERRALS

November 16, 1978

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| 1. | Z-4273 | University Realty Corp.
20 Van Ness and 189 Ipswich Streets, Boston |
| 2. | Z-4274 | Harvard University
710 Soldiers Field Road, Brighton |
| 3. | Z-4277 | Massachusetts Eye and Ear Infirmary
243 Charles Street, Boston |
| 4. | Z-4283 | R.S.R. Realty Co., Inc.
296 Boylston Street, Boston |
| 5. | Z-4288 | S. S. Ganick Corporation
82 Charles Street, Boston |
| 6. | Z-4289 | David B. and Dorothy K. Spaulding
4 Harvard Place, Charlestown |
| 7. | Z-4291 | V.S.H. Realty, Inc.
4873 Washington Street, West Roxbury |
| 8. | Z-4296 | Robert Ruggiero (lessee)
78 Stoughton Street, Dorchester |

MEMORANDUM

NOVEMBER 16, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 12/12/78

Z-4273

University Realty Corp.
20 Van Ness Street and
189 Ipswich Street, Boston

Parking Lot

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2 _____

Purpose: Increase capacity of open air parking for fee from 90 to
140 vehicles.

Violation(s):

SectionRequiredProposed

6-1. Increase in conditional use requires
Board of Appeal Hearing

Proposal would tend to alleviate traffic conditions in the area, especially during Fenway Park events. Recommend approval with proviso.

VOTED: In reference to Petition Z-4273, brought by University Realty Corp., 20 Van Ness and 189 Ipswich Streets, Boston, for a conditional use to increase capacity of open air parking for fee from 90 to 140 vehicles in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

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Board of Appeal Referrals 11/16/78

Hearing: 12/12/78

Petition No. Z-4274
Harvard University
710 Soldiers Field Road, Brighton
at North Harvard Street

2½ story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from dormitory to faculty offices.

Violation(s):

Section

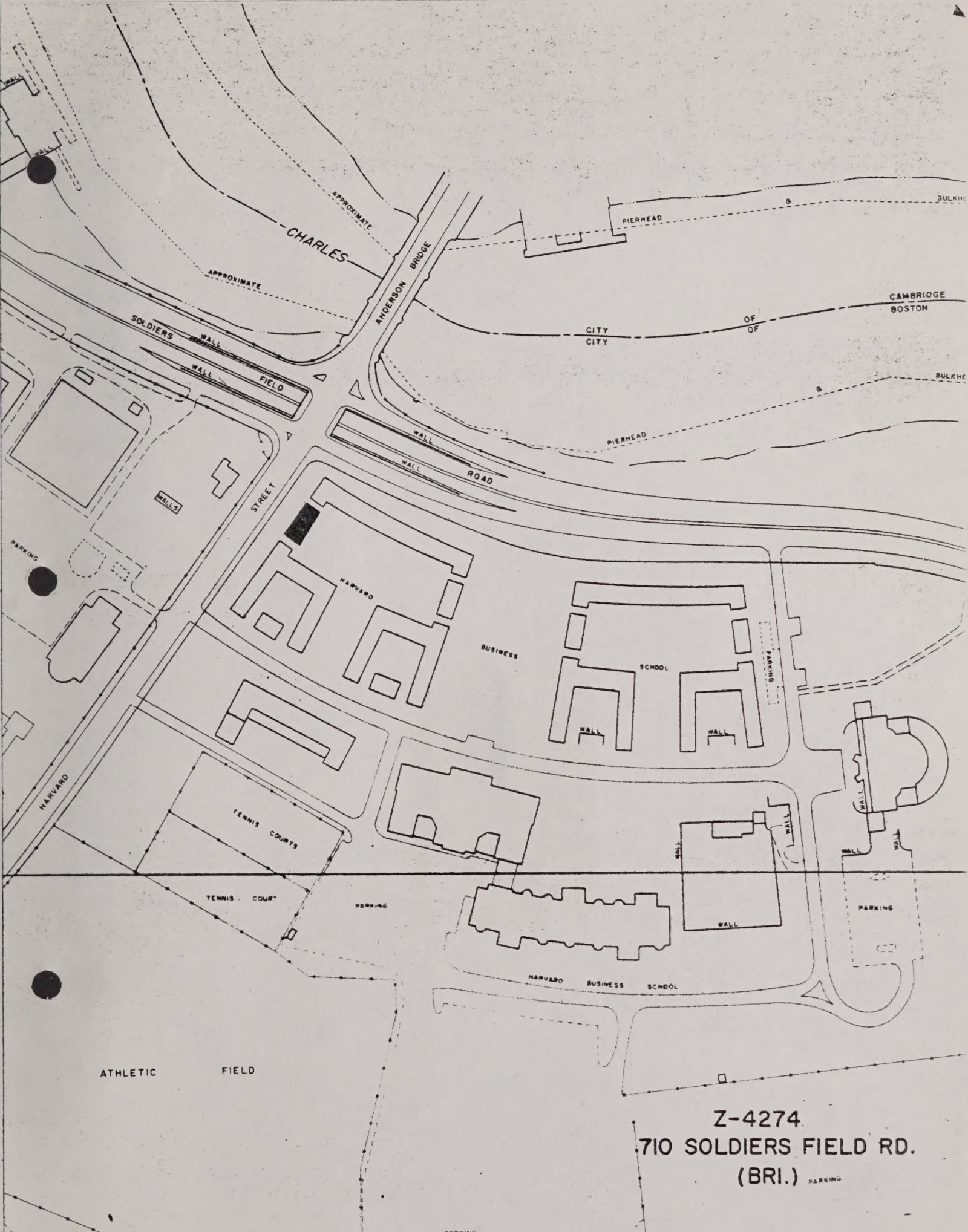
Required

Proposed

8-6. A change in a conditional use requires
Board of Appeal hearing.

Proposal will legalize an existing condition of many years. No adverse impact
on the community. Recommend approval.

VOTED: In reference to Petition Z-4274, brought by Harvard University, 710 Soldiers Field Road, Brighton, for a conditional use for a change of occupancy from dormitory to faculty offices in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposal complies with conditional use requirements.



CHARLES

ANDERSON BRIDGE

SOLDIERS

FIELD

STREET

HARVARD

BUSINESS

SCHOOL

HARVARD

TENNIS COURTS

TENNIS COURT

PARKING

HARVARD

BUSINESS

SCHOOL

ATHLETIC

FIELD

Z-4274
710 SOLDIERS FIELD RD.
(BRI.)

Board of Appeal Referrals 11/16/78

Hearing: 12/12/78

Petition Z-4277
Mass Eye and Ear Infirmary
243 Charles Street, Boston
at Fruit Street

14-story structure

District(s):	apartment <u>H-4</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Erect two signs.

Violation(s):

Section

Required

Proposed

11-1. Proposed signs are not allowed in
a residential district.

Signs will indicate "Massachusetts Eye and Ear Infirmary" on West and South elevations of the structure. Staff and Beacon Hill Civic Association have participated in review of proposal. Recommend approval with proviso.

VOTED: In reference to Petition Z-4277, brought by Massachusetts Eye and Ear Infirmary, 243 Charles Street, Boston, for a conditional use to erect two signs in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval provided that lighting plans are submitted to the Authority for design review.

Z-4277
243 CHARLES ST.
(B.P.)



Board of Appeal Referrals 11/16/78

Hearing: 12/19/78

Petition Z-4283
R.S.R. Realty Co., Inc.
296 Boylston Street, Boston
near Arlington Street

Five story structure

District(s):	apartment_____	general business B-10_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from stores and offices to stores, offices, cooking school.

Violation(s):

Section

Required

Proposed

8-7. A Trade School is conditional in a B-10 district.

Cooking School will occupy a section of the second floor and comply with State Building and Educational requirements. Student lounges and rest areas are also proposed to discourage students from crowding sidewalks.
Recommend approval.

VOTED: In reference to Petition Z-4283, brought by R.S.R. Realty Co., Inc., 296 Boylston Street, Boston, for a conditional use for a change of occupancy from stores and offices to stores, offices and cooking school in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. School will not conflict with commercial character of the area.

Board of Appeal Referrals 11/16/78

Hearing: 1/9/79

Petition Z-4288

S.S. Ganick Corporation
82 Charles Street, Boston
near Mt. Vernon Street

Five story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2-65</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from six apartments and office to six apartments, store, two offices, dance studio.

Violation(s):

Section

Required

Proposed

8-7. A trade, professional or other school
is conditional in an L-2-65 district.

Ballet dance studio, reviewed and approved by Beacon Hill Civic Association, is compatible with the mixed commercial-residential neighborhood. Recommend approval.

VOTED: In reference to Petition Z-4288, brought by S.S. Ganick Corporation, 82 Charles Street, Boston, for a conditional use for a change of occupancy from six apartments and office to six apartments, store, two offices and dance studio in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval. Proposal is compatible with commercial-residential area.



Z-4288
82 CHARLES ST.
(B.P.)

Board of Appeal Referrals 11/16/78

Hearing: 12/5/78

Petition Z-4289
David B. & Dorothy K. Spaulding
4 Harvard Place, Charlestown
near Harvard Street

3½ story masonry structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business L-1_____	waterfront_____
	single family_____		manufacturing_____

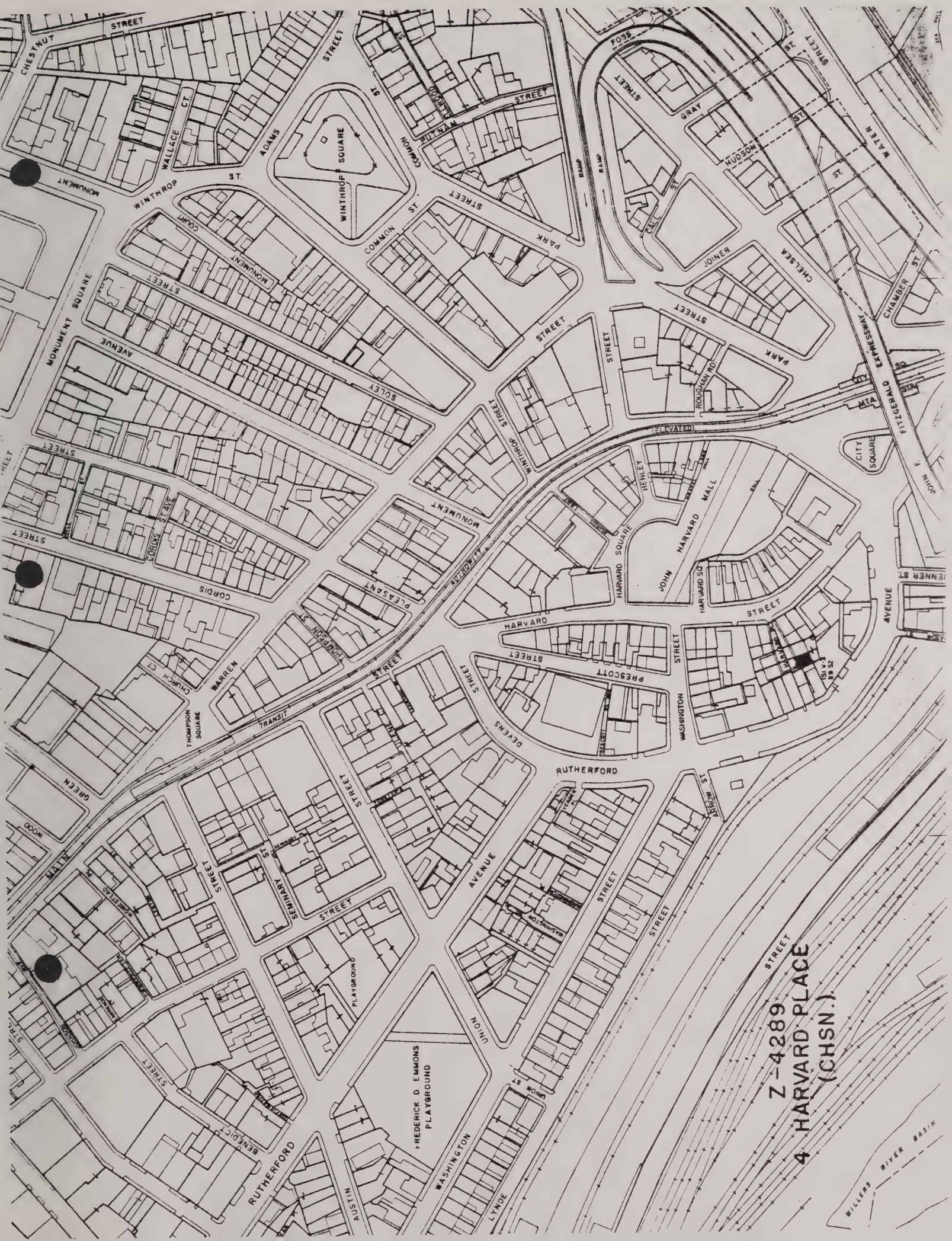
Purpose: Change occupancy from two apartments and lodging house to four apartments.

Violation(s):

<u>Section</u>		<u>Required</u>	<u>Proposed</u>
8-7.	Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an L-1 district.		
14-2.	Lot area is insufficient	8,000 s.f.	1,474 s.f.
17-1.	Open space is insufficient	400 s.f.	105 s.f.

Apartment occupancy is more desirable and consistent with predominant residential character of the neighborhood. Recommend approval with proviso.

VOTED: In reference to Petition Z-4289, brought by David B. and Dorothy K. Spaulding, 4 Harvard Place, Charlestown, for a forbidden use and two variances for a change of occupancy from two apartments and lodging house to four apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that occupancy is limited to four units.



Z-4289
4 HARVARD PLACE
(CHSN.)

Board of Appeal Referrals 11/16/78

Hearing: 12/5/78

Petition Z-4291

V.S.H. Realty, Inc.

4873 Washington Street, West Roxbury
at Maplewood Street

One story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from gas station and retail store to gas station, retail store and outdoor display of used cars.

Violation(s):

Section

Required

Proposed

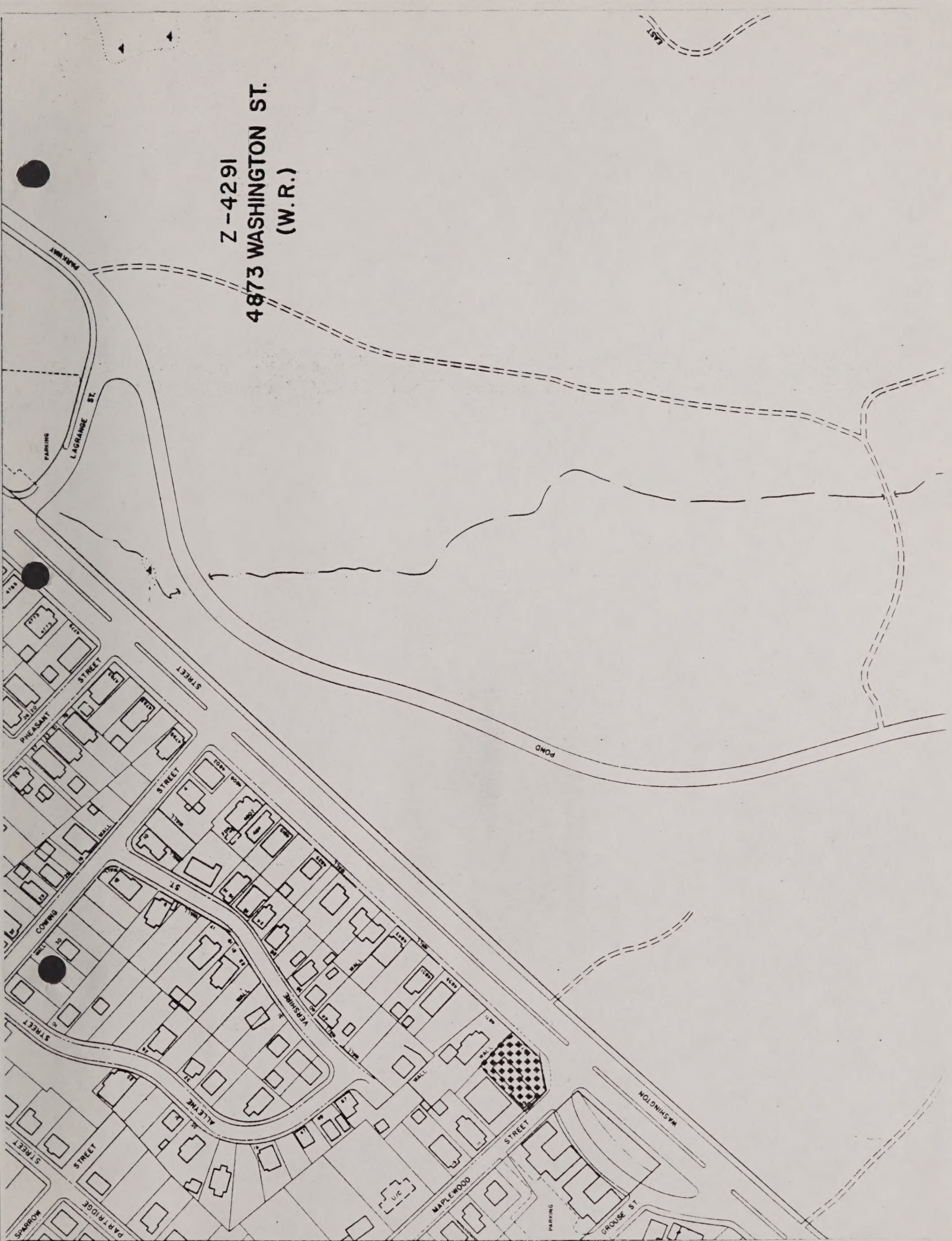
8-7. Outdoor display and sale of new or used motor vehicles is forbidden in an L-.5 district.

8-7. Change in a conditional use requires Board of Appeal hearing.

Used car display in addition to gas station and store is excessive and inappropriate. Submitted plan indicates spaces for 19 vehicles without sufficient maneuvering area. West Roxbury Civic Association and Little City Hall are opposed. Recommend denial.

VOTED: In reference to Petition Z-4291, brought by V.S.H. Realty, Inc., 4873 Washington Street, West Roxbury, for a forbidden use and a conditional use to change occupancy from gas station and retail store to gas station, retail store and outdoor display of used cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Used car display in addition to gas station and store is excessive and inappropriate. Submitted plan indicates spaces for 19 vehicles without sufficient maneuvering area. West Roxbury Civic Association and Little City Hall are opposed.

Z-4291
4873 WASHINGTON ST.
(W.R.)



Board of Appeal Referrals 11/16/78

Hearing: 11/21/78

Petition Z-4296
Robert Ruggiero (Lessee)
78 Stoughton Street, Dorchester
at Sumner Street

Three story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from two family dwelling and store to two family dwelling and restaurant.

Violation(s):
Section

Required Proposed

9-2. A change in a non-conforming use
requires Board of Appeal hearing.

Similar restaurant facilities already exist in the area. Several incidents of unrest have occurred at the site in recent months. Proposal is unwarranted, would extend the commercial area into the residential community and have a severe impact on immediate abutters, who are opposed. Little City Hall has also expressed opposition. Recommend denial.

VOTED: In reference to Petition Z-4296, brought by Robert Ruggiero, 78 Stoughton Street, Dorchester, for a change in a non-conforming use to change occupancy from two family dwelling and store to two family dwelling and restaurant in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Similar facilities already exist in the area. Several incidents of unrest have occurred at the site in recent months. Proposal is unwarranted, would extend the commercial area into the residential community and would have a severe impact on immediate abutters, who are opposed. Little City Hall has also expressed opposition.



2-4296
78 STOUGHTON ST.
(DOR.)

